

February 20, 2023

The city council of the City of Sioux Center met on the above date in a regular session at 4:00 p.m. in the city offices. Members present were Mayor Pro Tem Eric Moerman and Councilmembers John Brantsen, Dale Vander Berg, Randy Vreugdenhil, and by phone, Jenn Vermeer. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Adam Fedders, Brian Van Engen, Maggie Landegent, Lee Van Meeteren, Kelli Willett.

Opportunity was given for public input/communication. The council discussed potholes on Highway 75, and the Utilities Manager, Murray Hulstein, reported on his communication with the Iowa DOT with plans to continue to repair potholes as weather permits.

The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of minutes of February 2, 2023, bills, and liquor license renewals for the Ridge Golf Club, Terrace View Wine Gala & Auction, and Los Tulipanes. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to approve the consent agenda as submitted. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The City Manager, Scott Wynja, reported that a new term of office for administrative officers began Jan. 1, 2023, including fire chief. Mayor Pro Tem Moerman administered the Oath of Office to Fire Chief Dave Van Holland.

The city manager then invited the fire chief and firefighter Kyle Van Holland to share a fire department report and plans for the coming year including plans for a training tower. They requested consideration of a location for the tower and the purchase of a quint fire truck. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to approve the purchase of the quint truck to be paid over two fiscal years. Upon voice vote, the vote was as follows: Ayes: Brantsen, Moerman, Vermeer, Vreugdenhil. Nays: none. Abstain: Vander Berg. Motion carried.

The city manager reported that as part of financing the development and infrastructure of the Brookview Addition and development of 13th St. and 1st Ave. SE., the council needs to hold a public hearing for financing for \$2.6 million of General Obligation Capital Loan Notes. Mayor Pro Tem Moerman opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Brantsen and supported by Councilmember Vreugdenhil to approve **RESOLUTION SC-R-02-23, A RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$2,600,000 GENERAL OBLIGATION CAPITAL LOAN NOTES.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The Assistant City Manager, Dennis Dokter, reported that Sioux Center Lodging LLC is planning to construct a new hotel in the South Ridge Commercial Park, investing in construction and expanding operations, services, and employment in Sioux Center. To assist with site development and construction, City staff prepared an economic development incentive agreement offering a partial property tax rebate on a sliding scale over five years. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve **RESOLUTION SC-R-03-23, A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SIOUX CENTER AND SIOUX CENTER LODGING, LLC.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer. Nays: None. Abstain: Vreugdenhil. Motion carried.

The Assistant Utility Manager, Adam Fedders, reported that new bids had been received on street lighting for the Highway 75 - Phase 1 project. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve the low bid from RESCO, of Elkahart, Iowa, of \$63,238.40. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The assistant utilities manager noted a public hearing had been set to consider public comments related to the proposed plans and specifications, form of contract, and estimate of cost for the 7th St. NE HMA Overlay Project and bids had been received. Mayor Pro Tem Moerman opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was then moved by Councilmember Brantsen and supported by Councilmember Vreugdenhil to accept the plans and specifications, form of contract and estimate of cost for the project. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried. It was then moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to approve the low bid of \$77,356.33 from Knife River Midwest, LLC, of Sioux City. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The assistant utilities manager noted a public hearing had been set to consider public comments related to the proposed plans and specifications, form of contract, and estimate of cost for the Meadow Creek Detention Pond project. Fedders shared that several bids had been received and the project would be paid for mainly with SRF grant dollars. Mayor Pro Tem Moerman

opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was then moved by Councilmember Brantsen and supported by Councilmember Vander Berg to accept the plans and specifications, form of contract and estimate of cost for the project. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried. It was then moved by Councilmember Vander Berg and supported by Councilmember Vreugdenhil to approve the low bid of \$1,673,478.45 for all divisions and alternate A. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The assistant utilities manager reported that Hulstein Excavating completed the 16th St. & 1st Ave. SW Intersection project with a final pay request of \$361,598.15. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to accept the 16th St. & 1st Ave. SW Intersection project and authorize final payment. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The city manager noted that Joel Gonzalez has completed his 6-month evaluation period after being hired in the Building Department and recommended permanent employment status. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to approve Joel Gonzalez for permanent employment status with appropriate commensurate pay increase. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The utilities manager shared that after hiring a full-time HR and safety position, staff recommends withdrawing from the NW Iowa Safety Group. It was moved by Councilmember Brantsen and supported by Councilmember Vreugdenhil to approve **RESOLUTION SC-R-04-23, A RESOLUTION WITHDRAWING FROM THE CHAPTER 28E JOINT INTERGOVERNMENTAL ACTION AGREEMENT PROVIDING FOR A NORTHWEST IOWA SAFETY GROUP AND FROM THE SAFETY SERVICES AGREEMENT WITH THE NORTHWEST IOWA SAFETY GROUP.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The utilities manager reported that staff has been discussing an agreement with Sheldon to purchase and receive some of Sheldon's Lewis & Clark Regional Water System allocation through 2033, with extensions to be renegotiated. It was moved by Councilmember Brantsen and supported by Councilmember Vander Berg to authorize the execution of a Water Supply Agreement between the City of Sioux Center and the City of Sheldon. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The finance director reported that staff has been working with West Branch RNG, LLC, and Comerica Bank to establish an escrow account that will be used for West Branch RNG to make payments for the planned natural gas line for their RNG. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to approve **RESOLUTION SC-R-05-23, A RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS ON BEHALF OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA RELATING TO CONTRACTS WITH WEST BRANCH RNG, LLC.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The finance director reported that a public hearing had been set to consider approval of Establishing a Maximum Property Tax Dollars resolution. Mayor Pro Tem Moerman opened the public hearing calling for all written and/or oral comments. The finance director discussed a comment on social media. The mayor pro tem closed the hearing. It was moved by Councilmember Vander Berg and supported by Councilmember Vreugdenhil to approve **RESOLUTION NO. SC-R-06-23, A RESOLUTION TO ESTABLISH MAXIMUM PROPERTY TAX DOLLARS.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The finance director, utilities manager, and assistant utilities manager submitted the enterprise fund budget for Fiscal Year 2023-2024 for city council discussion and review. The enterprise funds include electric, natural gas, water, sewer, and Centre Mall. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to set a public hearing for March 13, 2023, to adopt the FY 2023-24 budget. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

In other business the council reviewed upcoming council meetings, including March 6 at 12 p.m., March 13 at 4 p.m., and April 3 and 24, both starting at 3:30 p.m. with staff reports, all at the City Office.

The meeting adjourned at 5:55 p.m.

Eric Moerman, Mayor Pro Tem

ATTEST: _____
Scott Wynja, City Clerk